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October 8, 2004

Phase I Environmental Site Assessment of:

Former YMCA Building and Gas Station Property
Southwest Corner of 18th Street and The Paseo
Kansas City, Missouri 64108

Prepared for:

Mr. Daniel Jensen
Kessinger/Hunter and Company
2600 Grand Boulevard – Suite 700 Kansas City,
Missouri 64108

Prepared by:

Kingston Environmental Services
File Number 04-4343

Date of Inspection:

September 30, 2004





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Mr. Daniel Jensen
Kessinger/Hunter and Company
2600 Grand Boulevard – Suite 700
Kansas City, Missouri 64108

Re: Former YMCA Building and Gas Station Property
Southwest Corner of 18th Street and The Paseo
Kansas City, Missouri 64108
File Number: 04-4343

Dear Mr. Jensen:

A Phase I Environmental Site Assessment (Assessment) of the above-referenced property was conducted by Mr. William Busch of Kingston Environmental Services (KES) on September 30, 2004. The results are representative of the conditions evaluated on the date of the inspection.

Executive Summary

As of the date of this report, a written response to KES's agency inquiries has not been received from the United States Environmental Protection Agency (USEPA). However, copies of federal and state information systems from which the eventual responses will be derived have been reviewed and summarized during the course of an environmental data review which was conducted of the subject property and its vicinity by Environmental Data Resources, Inc. (EDR) of Milford, Connecticut.

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 as amended of the Former YMCA Building and Gas Station Property located at the Southwest Corner of 18th Street and The Paseo in Kansas City, Missouri, the property. Any exceptions to, or deletions from, this practice are described in the *Deviations* section of this report. This assessment has revealed the following evidence of a recognized environmental condition in connection with the subject property.

A gas station was developed on the north portion of the subject property circa 1965. The gas station was operated under various names, including Pacer Oil Company, Vickers Oil Company, and Total Petroleum. The station is currently vacant, and has reportedly been vacant for less than a year. Prior to closing, the station utilized four (4) 10,000-gallon gasoline USTs. MDNR records indicate the USTs were installed in 1985, and that supply piping was replaced in 1997. Documentation acquired from the MDNR indicated these USTs were removed in early 2003 (initiated January 31, 2004 and completed March 20, 2004). The documentation also indicates subsurface contamination was encountered during the removal of the USTs and that approximately 1,347 tons of impacted subsurface material was removed from the site and disposed, as were dispenser pumps and supply piping. Although the EDR database review indicates the facility is not listed as an MDNR Leaking UST (LUST) site, documentation provided by the MDNR indicates that a site characterization work plan, consisting of up to 16 soil borings and installation of up to six groundwater monitoring wells, was received from Total Petroleum Incorporated (TPI) in February 2004. Although groundwater monitoring wells were observed on the subject property during the current site inspection, it is not known if these wells are the aforementioned proposed monitoring wells. According to a representative of the MDNR, the site is listed as a LUST site. According to the MDNR representative, the site was listed as a LUST site in October 2003, and that the affected medium is soil.

Mr. Dan Jensen
October 8, 2004
Page Two

Remediation has consisted of tank closure and excavation of contaminated soil. No additional information was found regarding on-site contamination associated with this facility. No specific information was found regarding the USTs presumably utilized by the gas station prior to the installation of the above-discussed USTs which were installed in 1985 and removed in 2003. Although it is likely that USTs presumably used by the station prior to 1985 were removed and replaced with the aforementioned USTs, this was not confirmed.

Commercial buildings such as the south subject building (former YMCA Building) sometimes utilized heating oil tanks for the operation of boiler systems. Although no documented evidence was observed which indicated the past presence of USTs or ASTs on the subject property, a short, protruding pipe and a capped floor feature of unknown nature were observed in the east portion of the lower level of the building. The pipe protrudes from the floor near the capped floor feature. Although these features do not appear to be associated with the presence of a UST, the nature of these features was not determined.

Substantial amounts of pigeon waste (excrement) were observed within the YMCA Building. The presence of this waste may pose a potential human health concern, due to mold and other respiratory irritants that may be associated with the waste.

A limited area of dark staining was observed on the floor of a lower-level storage room. Although the source of this staining was not determined, the stained area is located adjacent to two bags of lime and a bag of silica stored in this room. The staining exhibited no notable petroleum or chemical odor.

Several one-gallon cans of paint and an empty one-quart paint thinner container were observed in the second-floor hallway of the YMCA Building, as well as in an adjacent room on the second floor. In addition, a metal drum which appears to be empty was observed in the swimming pool of the YMCA Building. The drum is unlabeled, and the origin or nature of the drum was not determined. No staining or other evidence was observed of the notable release or improper disposal of materials from these containers.

The south portion of the subject property was developed with the two single-family residences and associated outbuildings sometime prior to 1896. Additional residences were constructed in this area sometime between 1896 and 1909. The residences and outbuildings were present until at least 1909. The middle portion of the property (i.e. the area between the YMCA Building and the vacant gas station) was developed with several single-family residences sometime prior to 1896. Additional residences were constructed in this area sometime between 1896 and 1909. The residences were present until at least 1909, but were gone by 1925. The past presence of residences on the subject property suggests the possible past use of on-site septic systems. However, this is speculative, and no evidence was observed of septic systems on the subject property. Furthermore, it is likely that the construction of the YMCA Building on the south portion of the subject property would have resulted in the encounter and removal of any septic systems that were formerly associated with the residences on the south portion of the subject property.



Mr. Dan Jensen
October 8, 2004
Page Three

Regarding the subject property's LUST site:

- Debby McWilliams*
1. Subsurface contamination on the property should be acknowledged, and the status of the site should be monitored through contact with the MDNR and responsible parties. Remediation activities should continue until the site has been remediated to the satisfaction of the MDNR.
 2. If the client requires greater comfort regarding the possible presence of older (pre-1985) USTs on the property, further investigation should be performed to determine if any such USTs are present. Such investigation may include contact with responsible parties and/or their contractors, or on-site investigation such as exploratory probes or magnetometer survey.

Regarding the floor features in the lower level of the YMCA Building:

- Check original Plans*
3. The nature of the protruding pipe and capped floor feature in the east portion of the lower level of the former YMCA Building should be determined through further investigation. If the features are determined to be associated with a fuel oil UST, the UST should be properly closed in accordance with MDNR regulations.

Regarding the pigeon waste:

4. The pigeon waste should be removed and interior areas thoroughly cleaned prior to any renovation, demolition or human occupancy of the building.

Regarding the area of staining in a lower-level storage room:

5. The area of surface staining should be cleaned and removed, and the resulting waste should be properly disposed. If the staining appears to migrate beyond an area that might be reasonably anticipated with minor release or spillage, further investigation or sampling should be performed to determine the extent of contamination.

Regarding the cans of paint, and the drum:

6. The paint containers observed on the second floor of the YMCAA Building, as well as the drum observed in the swimming pool of the building, should be removed and properly disposed.

Regarding the possible presence of abandoned residential septic systems:

7. In the event that septic systems are encountered during future development activities on the subject property, the septic systems should be properly removed.

This Executive Summary serves as a summary of the Phase I Assessment that was performed on the subject property, and does not necessarily include all of the information that is found in the body of the following report. Therefore, the report should be read in its entirety to obtain a more complete understanding of the information provided and to assist in any decisions made, or actions taken, based on this information.

We appreciate the opportunity to provide this service. If you should have questions, please do not hesitate to call.



Table of Contents

Cover Page	i
Executive Summary	ii
Introduction	1
Purpose	1
Detailed Scope of Services	1
Significant Assumptions, Limitations and Exceptions	3
Special Terms and Conditions	4
User Reliance	4
Site Description	5
Location and Legal Description	5
Site and Vicinity General Characteristics	5
Current Uses of the Property	5
Descriptions of Structures, Roads, other Improvements on the Site	5
Current Use of the Adjoining Properties	6
User Provided Information	7
Title Records	7
Environmental Liens or Activity and Use Limitations	7
Specialized Knowledge	7
Valuation Reduction for Environmental Issues	7
Owner, Property Manager and Occupant Information	7
Reason for Performing Phase I	7
Records Review	8
Standard Environmental Record Sources	8
Additional Environmental Record Sources	14
Physical Setting Sources	15
Historical Use Information on the Property	15
Historical Use Information on Adjoining Properties	16
Site Reconnaissance	19
Methodology and Limiting Conditions	19
General Site Setting	19
Exterior Observations	19
Interior Observations	21
Other Observations	21
Interviews	23
Findings, Opinion and Conclusions	24
Deviations	25
Additional Services	25
References	25
Signatures of Environmental Professionals	26
Qualifications of Environmental Professionals Participating in Phase I Environmental Site Assessment	27
Appendices:	
Site Maps	Appendix 1
Site Plan	Appendix 2
Site Photographs	Appendix 3
Historical Research Documentation	Appendix 4
Regulatory Records Documentation	Appendix 5
Agency Responses	Appendix 6

Introduction

Purpose

The purpose of this Phase I Study is to perform an environmental site assessment of the property that meets or exceeds the good customary and commercial practices of banks, savings and loans, insurance companies, and other persons or entities loaning money secured by real property with respect to the range of contaminants within the scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), as amended.

Detailed Scope of Services

The Assessment and the resulting report will generally comply with the guidelines published by the American Society for Testing and Materials (ASTM), Designation: E 1527, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, as amended. The Assessment will include:

Public Records Review

Reasonably ascertainable Federal, state and local environmental agency information will be reviewed and evaluated for:

- Reports of chemical or waste product contamination on or near the property.
- Operations that use or make hazardous substances, discharge or emit pollutants, or treat, store, or dispose of hazardous wastes on or near the property.
- Environmentally related permits or registrations.

Letters requesting knowledge of prior or existing environmental problems on or in the vicinity of the property will be sent to the United States Environmental Protection Agency, the state environmental agency and the county and/or city environmental authority. Responses received from agencies following issuance of the written Assessment report will be evaluated in every case and will be forwarded immediately if the content is significant to the findings and conclusions of the Assessment.

Review of Site History

The past use of the property will be investigated through such resources as aerial photographs, USGS maps, city directories, tax rolls, historical documents and interviews. Review of reasonably ascertainable data from publicly available resources sufficient to establish the environmental influences of past use will be included in each Assessment, as required by CERCLA. However, all listed resources will not be utilized for every property assessed.

In the event documentation of the chain of ownership is required, the client or client's title company will provide the necessary title information.

Interviews

Individuals who may possess knowledge of environmental influences on the property and the use, operation and history of the property will be interviewed to the extent feasible as required by ASTM Standard E 1527 as amended, and the information obtained recorded. Those interviewed may include:

Introduction (Continued)

Scope of Services (Continued)

- City or county assessor, register of deeds, engineer, and building, fire or health department personnel.
- Property owner, manager, maintenance supervisor, builder, architect, residents, occupants or tenants.
- Utility company representatives or waste disposal contractors.
- Adjacent or neighboring property owners and operators.

Information obtained from interviews will be compiled from sources believed to be reliable. However, KES cannot guarantee the accuracy of information supplied by others.

Neighborhood Inspection

The neighborhood surrounding the property will be inspected by a qualified environmental professional, searching for the presence, or evidence of the presence, of facilities, features, or conditions that, due to their use or proximity, represent a current or potential environmental hazard.

Property Inspection

Inspection of the site and improvements thereon, conducted by a qualified environmental professional, will include the identification and evaluation of site features, such as streams, ponds, ditches, depressions, protrusions or unusual drainage conditions.

The inspection will specifically include a visual search for evidence of the presence of contamination such as stressed vegetation, stained, discolored or disturbed soil or unusual odors. Further, the visual inspection will include the search for visible evidence of potential sources of contamination, including, but not necessarily limited to:

- Hazardous wastes.
- Hazardous materials.
- Electrical or other equipment that may contain PCBs.
- Underground/aboveground storage tanks.
- Site utilities, including gas, electricity, water, wastewater, and solid waste disposal.

As described in the ASTM Standard Practice, certain issues may affect the environmental condition of the property but not present potential CERCLA liability. The purpose of the Standard is to help the user (client) avoid CERCLA liability. The consideration of such non-CERCLA issues, including but not limited to asbestos, radon, lead-based paint, lead in drinking water, regulatory compliance, industrial hygiene, indoor air quality, mold, cultural antiquities, endangered species, sensitive habitats and wetlands, is beyond the Scope of the Assessment unless we specify differently in writing and an appropriate additional fee is agreed upon.

Introduction (Continued)

Significant Assumptions, Limitations and Exceptions

1. The inspection procedures and this report have been developed considering various federal, state, and local laws and regulations, including the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA/Superfund") as amended. However, there is no body of law or science that governs how the assessment process is done. Therefore, no representation that the assessment will fulfill the requirements of any such law or regulation is possible.
2. The information in this report has been compiled from sources believed to be reliable. However, we cannot guarantee the accuracy of information supplied by others.
3. The inspector has visually assessed the property, both the land and improvements thereon, if any. It is impossible to personally observe conditions that may exist below the surface or that may be hidden within the structure of the improvements. Therefore, no representations are made regarding such matters unless they are specifically considered in this report.
4. The extent of the activities carried out during the inspection and documented in this report are governed by the section entitled *Special Terms and Conditions*. No activity, including the sampling, assessment, or evaluation of any material or by-product, may be assumed to be included in the assessment unless specifically considered therein.
5. The findings of the inspection that are contained in this report are based upon quantitative and qualitative factors that exist on the date of the inspection. There can be no assurance that intervening factors will not arise that will affect the report's conclusions.
6. Sketches, floor plans, and maps used in this report are included to aid the visual understanding of the reader and should not be considered surveys or engineering studies.
7. This report is intended only for the internal use of the addressee or their authorized representative, and possession does not imply the right of publication or the use for any other purpose without the written consent of Kingston Environmental Services (KES).
8. Neither all nor any part of this report shall be conveyed to the public through advertising, public relations, news, sales or other media without the prior written consent of KES.
9. Testimony, depositions, or interviews by any member of the staff of KES in connection with any legal action is beyond the scope of this assessment. If required, prior agreement as to the time and compensation for the additional services must be made in writing.

Introduction (Continued)

Special Terms and Conditions

A Phase I Environmental Assessment of the Former YMCA Building and Gas Station Property located at the Southwest Corner of 18th Street and The Paseo in Kansas City, Missouri was conducted by Mr. William Busch of KES at the request of Mr. Daniel Jensen of Kessinger/Hunter and Company, in accordance with the terms of the engagement letter dated September 13, 2004. The purpose of the Assessment was to identify materials and conditions that may lead to future environmental problems and to evaluate existing environmental problems, if any were discovered.

The Assessment included the following:

1. Visual inspection of the neighborhood surrounding the property, searching for the presence, or evidence of the presence, of facilities, features, or conditions that, due to their use or proximity, represent a current or potential environmental hazard.
2. Requests to the United States Environmental Protection Agency (USEPA), Region VII; the Missouri Department of Natural Resources (MDNR) Central Office in Jefferson City; the MDNR Kansas City Regional Office in Lee's Summit; and the City of Kansas City Office of Environmental Management to search their records for any past or present environmental problems at or in the vicinity of the site and an evaluation of the responses. In addition, an environmental data review was conducted of the subject property site and its vicinity by Environmental Data Resources, Inc. (EDR) of Milford, Connecticut.
3. Interviews with persons familiar with the site and the area.
4. A review of environmentally-related permits or registrations, if provided by the client.
5. A review of the history of the use of the property.
6. Visual inspection of the property for, and identification of hazardous wastes, hazardous and/or toxic chemicals and materials, electrical or other equipment that may contain polychlorinated biphenyls (PCBs), underground storage tanks, and sources of potable water and wastewater treatment or pretreatment facilities

User Reliance

This report is intended only for the internal use of the user or their authorized representative, and possession does not imply the right of publication or the use for any other purpose without the written consent of Kingston Environmental Services (KES).

Site Description

Location and Legal Description

The subject property is located southwest of the intersection of 18th Street and The Paseo in Kansas City, Missouri. The property occupies most of the east half of the block bound by 18th Street on the north, The Paseo on the east, 19th Street on the south and Grove Street on the west. The property does not include the vacant commercial building located northwest of the intersection of 19th Street and the Paseo (i.e. south of the former YMCA Building).

According to information provided by the client, the subject property can be legally described as follows:

Lots 84, 85, 86, 87, and 88, inclusive, subject to that part thereof in Paseo Boulevard, Block 4, ARMFIELD'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, and Lot 2, subject to that part thereof in Paseo Boulevard, BRENT'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri.

Site and Vicinity General Characteristics

The property is located in the 18th & Vine District, slightly southeast of downtown Kansas City, Missouri. The neighborhood surrounding the subject property is primarily commercial in character, and includes the recently renovated 18th & Vine District, including the GEM theater, the Negro League Baseball Museum, and the American Jazz Museum. A number of office and retail properties are also present, along with churches, residences, vacant lots, and a limited number of light industrial facilities. The majority of the neighborhood is developed. Most of the properties in the neighborhood are 30 to 100 years of age.

The approximate boundaries of the neighborhood are Interstate Highway 70 on the north, Brooklyn Avenue on the east, 24th Street on the south, and U.S. Highway 71 (Bruce R. Watkins Expressway) on the west.

Properties immediately surrounding the subject property consist of an employment service center to the northwest and north; the intersection of 18th Street and The Paseo (Paseo Boulevard) to the north; an office/retail building to the northeast; an office/retail building and a church to the east; a vacant lot to the southeast; a vacant commercial building to the south; a metal window manufacturing facility to the southwest and west; and a parking lot to the west.

Current Uses of the Property

The property is currently the site of a vacant, four-and-a-half story YMCA building, a vacant gas station facility, and a vacant lot between the two facilities.

Descriptions of Structures, Roads, other Improvements on the Site

Building improvements on the south portion of the subject property consist of a four-and-a-half story commercial building (former YMCA Building) which was constructed in 1914. The building has been vacant for many years, but formerly contained the Paseo YMCA. The building contains a gymnasium, with overhead running track; a swimming pool; locker and shower rooms; offices and rooms; restrooms; and miscellaneous areas. The lower level is garden-level (partially-subgrade). Upper-level floors generally consist of offices and rooms located off hallways. The building is vacant and in disrepair. Remnants of mechanical system equipment (furnace, space heaters, steam registers, etc.) were observed in the building, but no utility services are currently provided to the building.

Site Description (Continued)

Descriptions of Structures, Roads, other Improvements on the Site (Continued)

The building has a concrete frame, with brick curtain walls. Foundation walls are poured concrete. The roof is flat, and is presumably built-up (the roof was not accessed). Skylights are present in the roof. An iron, fire escape catwalk is present on the north side of the building. Interior finishes consist primarily of painted plaster-on-metal lath walls, with limited areas of wood paneling; plaster ceilings; remnants of fluorescent and incandescent light fixtures; and hardwood or vinyl-tiled floors, with limited areas of other floor coverings. Notable equipment or features observed within the subject building include the aforementioned wood-floored gymnasium in the west portion of the first floor; a metal truss-supported running track located above the perimeter of the gymnasium; a swimming pool in the west portion of the lower level of the building; and a short, protruding pipe and a capped floor feature in the east portion of the lower level of the building. The pipe protrudes from the floor near the capped floor feature. The nature of these features was not determined. Surface features include vegetative overgrowth adjacent to the building, most notably on the west and north sides of the building, and limited solid waste (trash, waste tires, plywood, etc.) located adjacent to the building, most notably on the north, west and south sides of the building.

Building improvements on the north portion of the subject property consist of a small, single-story retail building (former gas station) which was constructed in or around 1965, and a metal canopy that formerly protected the gas station's dispenser pump islands. The building is currently vacant, and was not accessed on the date of the inspection; however, the building appears to contain only a retail (gasoline sales) office, and not auto service bays or other indications of past automotive service activities. The building is of wood and brick construction. The building has a low-peaked roof, with wood shakes. Interior finishes or features were not identified, as the interior of the building was not accessed. Fluorescent lighting is present, overhead, in the metal canopy. Virtually all non-building areas are paved, and notable concrete cutouts (concrete-filled areas) were observed east of the building and beneath the pump island canopy. A number of capped monitoring wells were observed in and near these cutouts, and a number of concrete-plugged boring holes were observed on the property. A small, wooden storage shed is present southwest of the gas station building, and the shed currently contains paper records and limited automotive products. Limited solid waste (old tires, junked air conditioners, household waste) is located near this shed, on the southwest portion of the gas station facility. The facility is surrounded by a chain-link security fence.

Electrical service is available from Kansas City Power & Light (KCP&L), via overhead lines and a pod of off-site, pole-mounted transformers. Natural gas service is available from Missouri Gas Energy (MGE). Water service and wastewater services are available from the City of Kansas City, Missouri. Solid waste disposal service is available from private trash haulers.

Current Use of the Adjoining Properties

Neighboring properties consist of consist of an employment service center, the intersection of 18th Street and The Paseo (Paseo Boulevard), office/retail buildings, a church, a vacant lot, a vacant commercial building, a metal window manufacturing facility, and a parking lot.

User Provided Information

Title Records

With the exception of a copy of a Commitment for Title Insurance for the subject property, copies of Title Records for the subject property were not provided by the user, and thus none were reviewed. Review was made of the Commitment for Title Insurance, and relevant information (i.e. ownership information, legal description) has been incorporated into the appropriate sections of this assessment report.

Environmental Liens or Activity and Use Limitations

The user indicated no environmental liens that are currently recorded against the property, nor were any environmental-related activity or use limitations noted for the property.

Specialized Knowledge

The user reported no specialized knowledge or experience that is material to recognized environmental conditions in connection with the property conditions in connection with the property.

Valuation Reduction for Environmental Issues

The user reported no information to indicate that the purchase price of the subject property is significantly less than the purchase price of comparable properties.

Owner, Property Manager and Occupant Information

According to information provided by the Jackson County Assessor's Office, the south portion of the subject property (YMCA Building parcel) is currently owned by Land Clearance for Redevelopment Authority of Kansas City, Missouri. The gas station parcel (commonly addressed as 1800 Paseo) is owned by Lawrence Jaber, trustee. A parcel addressed as 1810 Paseo (apparently part of the vacant lot located between the YMCA Building and the gas station) is owned by Salsha Beecham. There is no property manager for the subject property. The subject property buildings (former YMCA building and gas station) are currently unoccupied.

Reason for Performing Phase I

This Assessment was performed to address due diligence requirements associated with the purchase of the subject property.

Records Review

Standard Environmental Record Sources

In an attempt to identify neighboring properties within the vicinity of the subject property which might present a potential environmental hazard to the subject property, an environmental data review was conducted of the subject property site and its vicinity by Environmental Data Resources, Inc. (EDR) of Milford, Connecticut, an environmental database review contract agency. This review included review of the USEPA's Comprehensive Environmental Response, Compensation and Liability (CERCLIS) site listing, the USEPA's No Further Remedial Action Planned (NFRAP) list, the USEPA's National Priorities List (NPL), the USEPA/MDNR Resource Conservation and Recovery Information Systems (RCRIS) listing (including the CORRACTS list), the USEPA Emergency Response Notification System (ERNS) database, the MDNR Confirmed Abandoned or Uncontrolled Hazardous Waste Disposal Sites list, the MDNR Solid Waste Facilities (SWF) List, the MDNR Voluntary Cleanup Program Sites list, the MDNR Underground Storage Tank (UST) database, and the MDNR Leaking Underground Storage Tank (LUST) list. A copy of the EDR database review is included in Appendix 5 of this report. The following is a summary of the findings of the EDR review.

CERCLIS, NFRAP, and NPL

CERCLIS is a computerized database in which the USEPA stores management information on sites evaluated under the Superfund Program. Sites are identified for placement in CERCLIS through a wide variety of mechanisms, including such diverse sources as formal notification requirements and citizen telephone calls. The inclusion of a specific site or area in the CERCLIS database carries no legal or regulatory consequence.

The assumption that substantial, or any risk to public health and the environment is associated with a site contained in CERCLIS is largely inaccurate. The percentage of sites going on to the NPL, which is the USEPA's list of sites believed to pose environmental threats significant enough to warrant remedial action under Superfund, is now between 5% and 10% of those assessed.

Sites are removed from the database after completion of assessment and remedial activities (if warranted). The designation assigned to these sites by the USEPA is No Further Remedial Action Planned (NFRAP). The "NFRAP" designation means, to the best of the USEPA's knowledge, that the Superfund has completed its assessment at a site and has determined that no further steps will be taken to list this site on the NPL unless information indicating this decision was not appropriate or other considerations make a recommendation for listing appropriate at a later time. A "NFRAP" decision does not necessarily mean that there is no hazard associated with a given site; it means only that based upon available information, the location is not judged to be a potential NPL site.

Historically, even sites the USEPA classified as NFRAP were maintained in CERCLIS to document that evaluation took place at these sites, and to preclude the possibility they would be needlessly repeated in the future. This policy led to unintended barriers to the redevelopment of these properties. In response, the USEPA decided to remove these sites from CERCLIS and archive them as historical records in the NFRAP Report.

The subject property is not listed as an NPL site, a CERCLIS site or a NFRAP site. Furthermore, there are no NPL sites within a one-mile radius of the subject property, no CERCLIS sites within a one-half mile radius of the subject property, and no NFRAP sites adjacent to the subject property.

Records Review (Continued)

Standard Environmental Record Sources, Federal and State (Continued)

RCRIS List

The RCRIS List is a listing of facilities and locations where hazardous wastes may be generated, transported, treated, disposed, stored, or burned. RCRIS facilities are quite diverse in nature, and include operations ranging from dry cleaners and automobile repair shops to large-scale industries. Review of the RCRIS List revealed that the subject property is not listed as a RCRIS facility. One adjacent facility is listed as a RCRIS facility. This facility, regal Aluminum Company Inc. (11111414 East 19th Street), is a metal window manufacturing facility located southwest and west of the subject property. The facility is listed as a Small Quantity Generator, which indicates the facility generates between 100 and 1,000 kilograms per month of non-acute hazardous waste, or less than one kilogram per month of acute hazardous waste. The exact nature of the facilities' hazardous waste generation was not determined. However, according to the EDR database review, the facility has not been cited in the past for RCRA violations.

Neither the subject property nor any properties within one-half mile of the subject property is listed as a RCRIS transportation, storage, or disposal (TSD) facility.

The CORRACTS list is the EPA's list of facilities subject to corrective action under RCRA. The subject property is not listed as a CORRACTS facility. There is one CORRACTS facility within a one-mile radius of the subject property. This facility, Valspar Corp. (2104 East 18th Street) is located approximately 0.40 mile east of the subject property. The site was "discovered" in 1991, and a Preliminary Assessment of the site was performed by a Superfund contractor in 1992. The site was given a CERCLIS "NFRAP" status in 1997. However, the facility had been cited for several RCRA violations in the past, and groundwater contamination of an unspecified nature was apparently present at the site. The facility's RCRA corrective action process was terminated in February 2004, and the facility was given a "no further action" status. Based on the nature of this site, and its distance from the subject property, this site is not believed to pose an environmental threat to the subject property.

Emergency Response Notification System (ERNS) Database

The ERNS database is a collection of information on reported releases of oil and hazardous substances. Review of this database revealed no incidents, releases, or spills involving the subject property.

MDNR Report on Confirmed Abandoned or Uncontrolled Hazardous Waste Disposal Sites in Missouri

The MDNR Report on Confirmed Abandoned or Uncontrolled Hazardous Waste Disposal Sites in Missouri is a compilation of sites, as the name implies, of abandoned or uncontrolled hazardous waste disposal sites. Review of the MDNR report revealed no confirmed abandoned or uncontrolled hazardous waste sites on or within a one-mile radius of the subject property.

MDNR Voluntary Cleanup Program Sites

The MDNR Voluntary Cleanup Program (VCP) is, as its name suggests, a program that allows contamination which has been identified through any of numerous activities to be remediated by the responsible party, with MDNR oversight of the remediation. Review of the MDNR report revealed that the subject property facility is not listed on the VCP site list.

Records Review (Continued)

Standard Environmental Record Sources, Federal and State (Continued)

There are six (6) VCP sites within a one-mile radius of the subject property. These sites are as follow:

Site Name	Address	Location	Status
Area Transportation Authority	2500 Campbell Street	Approximately 0.80 mile southwest of subject property	Active/Remediation
25 th & Brooklyn	25 th Street and Brooklyn Avenue	Approximately 0.80mile southeast of subject property	Active/Negotiation
McGrew Color Graphics	16 th & Grand	Approximately 0.90mile northwest of subject property	Inactive/ Application denied
Hertz Contractors Supply	1735 Charlotte Street	Approximately 0.55 mile west/northwest of subject property	Inactive/ Application withdrawn
Hertz Contractors Supply – Kansas	1608 Charlotte Street	Approximately 0.60 mile northwest of subject property	Inactive/Idle
Buie Brass	1816 Charlotte Street	Approximately 0.50 mile west of subject property	Inactive/ Application withdrawn

The Area Transportation Authority (ATA) site consists of several contiguous parcels located adjacent to the former Kansas City Area Transportation Authority maintenance facility. The parcels were purchased by the City of Kansas City, with plans to redevelop these parcels. Subsurface contamination originating from the ATA maintenance facility was identified on the site. The contamination included petroleum contaminants, lead, and polycyclic aromatic hydrocarbons (PAHs). Contamination is present in both soil and groundwater at the site. Based on the distance of this site from the subject property, and the nature of contamination at this site, the site is not believed to pose an environmental threat to the subject property.

The 25th & Brooklyn site is a former gas station that was identified as having subsurface lead and petroleum hydrocarbon contamination. The site currently has an “active/investigation” status. According to an MDNR representative, there have been no recent remediation activities at the site, as the MDNR is awaiting funding from the City of Kansas City, Missouri. An Operations & Management Plan (O & M) is reportedly being drafted by the City’s consultant, and will include the installation and periodic sampling of six groundwater monitoring wells, as well as the periodic sampling of five (5) existing wells at the site. According to an MDNR representative, a large amount of soil was removed from the site, and the site was “capped” with a layer of clean soil. The representative also indicated his records do not indicate off-site migration. Based on the distance of this site from the subject property, and the nature of contamination at this site, the site is not believed to pose an environmental threat to the subject property.

The McGrew Color Graphics site originally applied to the VCP due to petroleum hydrocarbon contamination and trichloroethylene (TCE) contamination that was discovered in groundwater and soil at the site at an undetermined date. The contamination was subsequently determined to be originating from an off-site source, and so the facility’s application was denied. Based on the nature of this site, and its distance from the subject property, this site is not believed to pose an environmental threat to the subject property.

Records Review (Continued)

Standard Environmental Record Sources, Federal and State (Continued)

The Hertz Contractor Supply site was originally listed as a VCP site in 1999 due to subsurface petroleum hydrocarbon contamination in the area of a floor drain and a settling pit. According to an MDNR representative, the contamination was present beneath the building's concrete floor, and Hertz did not wish to comply with the VCP program's requirements, and thus withdrew its application. Based on the nature of the site, and its distance from the subject property, this site is not believed to pose an environmental threat to the subject property.

The Hertz Contractor Supply – Kansas site was also originally listed as a VCP site in 1999 due to subsurface petroleum hydrocarbon contamination identified at the site. The site was originally operated as Contractors Supply, but was reportedly recently purchased by Hertz. Although the source of the contamination was not specified, the facility reportedly formerly utilized four USTs, and currently utilizes four ASTs, for fuel or oil storage. According to an MDNR representative, Hertz did not wish to comply with the VCP program's requirements, and although the facility has not withdrawn its application, the application has a status of "idle," or inactive. Based on the nature of the site, and its distance from the subject property, this site is not believed to pose an environmental threat to the subject property.

The Buie Brass Works site is a former foundry that was reportedly in operation from about 1945 until 1997, when it ceased operations. The site applied to the VCP program due to subsurface petroleum contamination and heavy metals contamination associated with molding sand (metals) and a fuel UST (petroleum hydrocarbons) that were formerly used at the site. The owner of the facility determined that a site investigation and site characterization activities would be cost prohibitive, and therefore withdrew his application to the VCP. Based on the nature of the site, and its distance from the subject property, this site is not believed to pose an environmental threat to the subject property.

MDNR Underground Storage Tank (UST) Database

The MDNR Underground Storage Tank (UST) database is, as its name implies a compilation of facilities which either currently utilize USTs, or have utilized USTs in the past. Review of the MDNR UST List indicated that the subject property is listed as a UST facility. The gas station that formerly occupied the north portion of the subject property is listed as having utilized four (4) 10,000-gallon gasoline USTs. MDNR records indicate the USTs were installed in 1985, and that supply piping was replaced in 1997. Documentation acquired from the MDNR indicated these USTs were removed in early 2003 (initiated January 31, 2004 and completed March 20, 2004). The documentation also indicates subsurface contamination was encountered during the removal of the USTs and that approximately 1,347 tons of impacted subsurface material was removed from the site and disposed, as were dispenser pumps and supply piping. Although the EDR database review indicates the facility is not listed as an MDNR Leaking UST (LUST) site, documentation provided by the MDNR indicates that a site characterization work plan, consisting of up to 16 soil borings and installation of up to six groundwater monitoring wells, was received from Total Petroleum Incorporated (TPI) in February 2004. Although groundwater monitoring wells were observed on the subject property during the current site inspection, it is not known if these wells are the aforementioned proposed monitoring wells. According to a representative of the MDNR, the site is listed as a LUST site. Information pertaining to this LUST listing is included in the following section.

No adjacent facilities are listed as UST facilities.

Records Review (Continued)

Standard Environmental Record Sources, Federal and State (Continued)

MDNR Leaking Underground Storage Tank (LUST) Database

The MDNR LUST database is a list of UST facilities where tank leakage has been identified. A review of this database indicates that there are no LUST sites on the subject property; however, as previously indicated, documentation acquired from the MDNR indicated that four (4) gasoline USTs were removed in early 2003 from the former Total Station that occupies the north portion of the subject property. The documentation also indicates subsurface contamination was encountered during the removal of the USTs and that approximately 1,347 tons of impacted subsurface material was removed from the site and disposed, as were dispenser pumps and supply piping. Although the EDR database review indicates the facility is not listed as an MDNR Leaking UST (LUST) site, documentation provided by the MDNR indicates that a site characterization work plan, consisting of up to 16 soil borings and installation of up to six groundwater monitoring wells, was received from Total Petroleum Incorporated (TPI) in February 2004. Although groundwater monitoring wells were observed on the subject property during the current site inspection, it is not known if these wells are the aforementioned proposed monitoring wells. According to a representative of the MDNR, the site was listed as a LUST site in October 2003, and that the affected medium is soil. Remediation has consisted of tank closure and excavation of contaminated soil. No additional information was found regarding on-site contamination associated with this facility.

There are 16 LUST sites within a one-half mile radius of the subject property. Of these, 13 sites have a status of "closed", or resolved to the satisfaction of the MDNR. The three (3) active (i.e. unresolved) sites within a one-half mile radius of the subject property are as follows:

Site Name	Address	Location	Status
District #3 Maintenance Facility	1722 East 17 th Terrace	Approximately 0.20 mile northeast of subject property	Active
Fleet Maintenance Facility	1901 Brooklyn	Approximately 0.40 mile east of subject property	Active
Amoco Service Station #5012	1500 Paseo	Approximately 0.30 mile north of subject property	Active

The District #3 Maintenance Facility site was discovered in April 1997. Affected media at the site consists of soil and groundwater. Remediation techniques have consisted of tank closure, excavation and landfilling of impacted soil, installation of a pump-and-treat groundwater system, and soil vapor extraction. No further information was acquired regarding this site. Based on the nature of this site, and its distance from the subject property, the site is not believed to pose an environmental threat to the subject property.

The Fleet Maintenance Facility site was discovered in November 1991. Affected media at the site are not indicated. Remediation techniques have consisted of excavation of impacted soil. No further information was acquired regarding this site. Based on the nature of this site, and its distance from the subject property, the site is not believed to pose an environmental threat to the subject property.

The Amoco site was discovered at an unspecified date. Affected medium at the site is groundwater. Remediation techniques at the site are not identified. No further information was acquired regarding this site. Based on the nature of this site, and its distance from the subject property, the site is not believed to pose an environmental threat to the subject property.

Records Review (Continued)

Standard Environmental Record Sources, Federal and State (Continued)

MDNR Solid Waste Disposal Areas and Processing Facilities List

The MDNR Waste Management Program maintains an inventory of the solid waste facilities (SWF) and processing facilities in the state. No SWF or processing facilities were identified on or within a one-half mile radius of the subject property.

Unmapped Sites

The EDR review often lists sites that were not mapped due to insufficient address information. A total of 26 unmapped sites were listed in the EDR review for the subject property. The nature of the 30 sites varies. However, all but one of these sites are beyond the ASTM-specified search distance for the particular environmental database on which each unmapped site appears (e.g. all unmapped LUST sites are more than one-half mile from the subject property), and are not believed to pose an environmental threat to the subject property based on their nature and/or distance from the subject property. The exception is 21st & Vine (21st Street and Vine Street; VCP site). This site is an MDNR VCP site located approximately 0.15 mile southeast of the subject property. The nature of the site's VCP application was not determined; however, the site has been issued a Certificate of Closure by the MDNR. Based on the status of this site, and its distance from the subject property, this site is not believed to pose an environmental threat to the subject property.

Records Review (Continued)

Additional Environmental Record Sources

Preparatory to this report, letters requesting the release of information pertaining to reported or acknowledged environmental problems in this vicinity were issued to the federal, state, and local agencies. The agencies included the following:

1. **Federal**

Ms. Karen A. Flournoy, Director
Office of External Programs
USEPA, Region VII
901 North 5th Street
Kansas City, Kansas 66101

As of the date of this report, a response has not been received from the USEPA Region VII Office. It should be noted, however, that the previously discussed Environmental Data Resources, Inc. (EDR) database review included review of a variety of federal environmental databases. This review included USEPA CERCLIS sites, NFRAP sites, NPL sites, the RCRIS List (including the CORRACTS List), and the Emergency Response Notification System (ERNS) database. Information from this review is included in the **Standard Environmental Record Sources, Federal and State** section of this report.

The subject property itself is not listed as a CERCLIS site, a NFRAP site, an NPL site, or a RCRIS facility, and is not included on the ERNS database as a site where incidents involving hazardous wastes or materials have occurred.

2. **State**

Ms. Rhonda Loveall, Records Manager
Missouri Department of Natural Resources
Post Office Box 176
Jefferson City, Missouri 65102

Mr. James Macy, Regional Administrator
Missouri Department of Natural Resources
Kansas City Regional Office
500 Northeast Colbern Road
Lee's Summit, Missouri 64086

Responses have been received from the Missouri Department of Natural Resources (MDNR) Central Office in Jefferson City and the MDNR Kansas City Regional Office. The MDNR Kansas City Central Office response indicates MDNR files are available for review by appointment during normal business hours. The response also indicates the MDNR has UST files for facilities located on (1800 Paseo) and near (1920 Paseo) the subject property. It should be noted that a copy of the MDNR UST file for the subject property facility was obtained and reviewed, and pertinent information from this file has been incorporated into the appropriate sections of this assessment report. The MDNR Kansas City Regional Office response indicates a database review found no files for the subject property under the address and facility name provided. The MDNR Kansas City Regional Office response also indicated that MDNR files are available for review by appointment during normal business hours. Copies of both MDNR responses are included in Appendix 6.

Records Review (Continued)

Additional Environmental Record Sources (Continued)

It should also be noted that the aforementioned EDR database review included review of several State of Missouri databases, including the MDNR Solid Waste Facilities (SWF) List, the MDNR Voluntary Cleanup Program (VCP) sites list, the MDNR Underground Storage Tank (UST) database, and the MDNR Leaking Underground Storage Tank (LUST) list. Information from this review is included in the **Standard Environmental Record Sources, Federal and State** section of this report.

3. Local

Mr. Andrew Savastino
Office of Environmental Management
City of Kansas City, Missouri
324 East 11th Street - 18th Floor
Kansas City, Missouri 64106

A response has been received from the City of Kansas City, Missouri Office of Environmental Management. The response indicates the Office has no records of environmental incidents involving the subject property.

In reference to unanswered responses, when responses are received they will be evaluated. If the information received alters the substance or conclusions of this report, this new information will be forwarded immediately.

Physical Setting Sources

Topographic information was obtained from the USGS Kansas City, Missouri-Kansas Quadrangle, 7.5-Minute Series Topographic Map. The approximate elevation of the subject property is 825 feet above mean sea level.

From the USDA Soil Survey of Jackson County, Missouri it was determined that the subject property site is characterized by Urban land, upland (5% to 9% slopes.) This soil consists of moderately sloping areas where more than 85% of the surface is covered by impervious surfaces such as streets, driveways, buildings and other structures. Extensive cutting and filling activities associated with these structures have often obscured or altered the soil so that identification of the soil is not possible.

Historical Use Information on the Property

Sources of information examined to determine the past use of the property and adjoining properties included review of historic aerial photographs (dated 1967, 1970, 1976, 1990 and 1996); review of written historic information including Polk's City Directories (dated 1937 to 2003); review of Sanborn-Perris Fire Insurance Maps (dated 1896, 1909, 1951 and 1963); review of a Tuttle-Ayers City Survey Map (dated 1925); review of United States Geological Survey Topographical Maps (Kansas City, Missouri-Kansas Quadrangle, dated 1964 and photorevised 1970 and 1975, 1980, and 1991); review of the United States Department of Agriculture's Soil Survey for Jackson County, Missouri; and anecdotal information obtained from sources familiar with the site.

The south portion of the subject property was developed with the two single-family residences and associated outbuildings sometime prior to 1896. Additional residences were constructed in this area sometime between 1896 and 1909. The residences and outbuildings were present until at least 1909.

Records Review (Continued)

Historical Use Information on the Property (Continued)

The area was redeveloped with the still-present YMCA Building in 1914. No evidence was found of any other past development of this portion of the subject property. The building (typically addressed as 1824 Paseo, but also as 1822-1828 Paseo) is currently vacant, and has been for a number of years (last known use as a YMCA was circa 1960).

The north portion of the subject property was developed with six adjoining retail buildings sometime prior to 1925. The retail buildings (stores) consisted of two-story buildings that fronted 18th Street. The stores, which were typically addressed as 1425-1435 East 18th Street or 1429-1439 East 18th Street, were present until at least 1964. Two or more small storage structures were also located south of these stores, presumably for use by the store tenants. Past tenants of these buildings included a shoe store, a record shop, a beauty shop, furnished rooms, and various other stores. The only notable tenant of potential environmental concern identified was Credit Cleaners, which occupied the 1431 East 18th building for a short period circa 1937. This facility is of potential environmental concern due to the possible on-site use of perchloroethylene (PCE, or "perc") or other dry cleaning solvents, the release of which has been known to result in subsurface contamination. However, the use of dry cleaning fluid at this facility is speculative. The buildings were razed circa 1965, when the area was redeveloped as a gas station. The gas station was operated under various names, including Pacer Oil Company, Vickers Oil Company, and Total Petroleum. The station is currently vacant, and has reportedly been vacant for less than a year.

The middle portion of the property (i.e. the area between the YMCA Building and the vacant gas station) was developed with several single-family residences sometime prior to 1896. Additional residences were constructed in this area sometime between 1896 and 1909. The residences were present until at least 1909, but were gone by 1925. The area has been vacant since that time, which is reflective of its current condition. The only other notable evidence of past development of, or building improvements on, the subject property consists of a small shed of undetermined nature that was present in this area from sometime prior to 1951 until at least 1963.

Historical Use Information on Adjoining Properties

The area surrounding the subject property has historically been largely residential or retail in use, dating back to at least the 1890s. The area became increasingly mixed in use, and included office/retail buildings and retail properties. Most residences had been razed were is currently mixed in use, and includes vacant and occupied office/retail buildings, as well as vacant lots, a church, and light manufacturing facilities.

The area north of the subject property was developed with a number of retail stores sometime prior to 1896. The stores were present until at least 1967. The area was redeveloped circa 1980 with an employment service center (office building). This building is still present, and also occupies the area northwest of the subject property. The area north/northeast of the subject property has also historically been occupied by The Paseo (or Paseo Boulevard), a major north-south street consisting of divided lanes and median areas, dating back to at least 1909.

The area northeast of the subject property (i.e. northeast corner of 18th Street and The Paseo) was developed with retail buildings sometime prior to 1896. The stores are still present, and have historically been used as retail stores and/or office space. The building is currently occupied by a restaurant.

Records Review (Continued)

Historical Use Information on Adjoining Properties (Continued)

The area east of the subject property was developed with a retail store (tin shop) and several single-family residences sometime prior to 1896. These buildings were still present by 1909, along with a church. The 1909 Sanborn Map indicates the retail stores contained a drug store and a paint shop. The previously mentioned residences and church were still present by 1925, but the retail store had been replaced by a gas station (1801 Paseo). The gas station was present until at least 1951. The former gas station building is still present, and is currently occupied by offices of the Black Chamber of Commerce. The aforementioned church is also still present. The residences were still present by 1963, along with a tenement (apartment) building. By 1963, a small restaurant was also present, north of the aforementioned church. By 1990, the residences, tenement apartment building, and restaurant building had been razed, and the area they formerly occupied (i.e. area south of the church) is currently vacant.

The area southeast of the subject property was developed with several single-family residences and a retail store of undetermined nature sometime prior to 1896. The retail store and residences were still present by 1909, and the retail store was operated as a drug store at that time. These buildings were still present by 1925. By 1951, the residences were still present, but the former drug store site was now occupied by a gas station. By 1963, the residences and gas station were still present. The residences and gas station were present until about 1970. The buildings had been razed by 1990, and the area is currently vacant.

The area south of the subject property was developed with several single-family residences sometime prior to 1896. The residences were still present by 1909, along with a retail store located on the northeast corner of the intersection of The Paseo and 19th Street. The area still contained residences and a retail store by 1925. By 1951, only the retail building remained. This building was occupied by a physician's office in the 1930s and by a beauty shop in the 1940s and early 1950s. An additional retail building was constructed in this area in 1961, in the area between the subject property and the aforementioned retail building. By 1963, both buildings were still present, but the original retail building was razed sometime prior to 1970. The other retail building (typically addressed as 1834 Paseo) is still present. Past tenants have included a beauty college, a worship center, an insurance office, and a daycare center. The building is currently vacant.

In 1896, the area southwest of the subject property was vacant. By 1909, the area was occupied by a cotton rope and mop manufacturing facility. This building was still present by 1925, although its occupant is not indicated on the 1925 Tuttle-Ayers Map. By the 1940s, the building contained a bottle exchange, which was in operation until at least 1951. By the early 1950s, the building contained a training school of undetermined nature. By the mid 1950s, the building contained a furniture manufacturing facility. The area was redeveloped circa 1960 with a metal sash and window manufacturing facility, which is still present and which also occupies part of the area west of the subject property.

The area west of the subject property was developed with several single-family residences, a church, and several retail stores sometime prior to 1896. The residences and church fronted Grove Avenue, and the stores fronted 18th Street. The 1896 Sanborn Map identifies only one of the retail buildings, as a drug store. The aforementioned residences, church and stores were still present by 1909. The 1909 Sanborn Map also identifies only one of the retail buildings, the aforementioned drug store. These buildings were still present by 1925. By 1951, all of these buildings were still present, along with a tin shop that fronted Grove Avenue. By 1963, the area still contained apartments, residences, and part of the previously mentioned metal window and sash manufacturing facility that also occupied the area southwest of the subject property. Sometime between 1964 and 1967, the residences, tin shop, and apartments located north of the metal window and sash manufacturing facility were razed, and the manufacturing facility constructed a building addition in this area. The manufacturing facility is still present. The retail buildings were razed sometime in the late 1960s, and the area of the former buildings was vacant for an undetermined period, prior to its current use as a parking lot.

Records Review (Continued)

Historical Use Information on Adjoining Properties (Continued)

The area northwest of the subject property was developed with several retail stores sometime prior to 1896. The retail stores were still present by 1967. By 1970, the stores had been razed. The area was redeveloped circa 1980 with an employment service center (office building). This building is still present, and also occupies part of the area north of the subject property.

Site Reconnaissance

Methodology and Limiting Conditions

An inspection of the subject property site and the neighborhood surrounding the property was made by Mr. William Busch on September 30, 2004. Access to the property for the purposes of inspection was provided by Mr. Daniel Jensen of Kessinger/Hunter and Company, the client. The KES inspector was unaccompanied during the property inspection, although additional parties from Kessinger/Hunter, J.E. Dunn Construction Company, and other interested parties were also present during the property inspection.

Weather conditions on the dates of the inspection were sunny and mild.

The subject property site was inspected in the following manner:

A walking tour of the site was performed. This inspection included examination of the property for the presence and/or evidence of disposal of hazardous or toxic materials on the property, electrical transformers or other electrical equipment on or adjacent to the property that might contain PCBs, evidence of the presence of USTs on or adjacent to the property, any private water or wastewater facilities located on the property, and any other circumstances of potential environmental concern.

The improvements were inspected as follows:

Inspection of the improvements involved accessing and observing all readily accessible areas within the YMCA building. The inspection included the identification of the storage and use of hazardous and toxic materials (if any), electrical transformers or other electrical equipment within the buildings which might contain PCBs, water or wastewater treatment systems within the buildings, and any other circumstances of potential environmental concern. Stormwater drains, floor drains, and trash facilities, if present, were also inspected for evidence of improper waste disposal.

Access was not gained to the former gas station building (retail sales building) on the north portion of the property, and thus inspection of this building was limited to exterior areas. A small storage shed near the gas station building was open, and thus the interior of this shed was visually observed.

The neighborhood was inspected in the following manner:

Immediately adjacent properties were visually inspected from the perimeter of the subject property. Additionally, a windshield tour of the neighborhood was conducted searching for the presence, or evidence of the presence, of facilities, features, or conditions that, due to their use or proximity, might represent a current or potential environmental hazard relative to the subject property. Representative photographs of immediately adjacent properties were taken.

General Site Setting

The site is approximately rectangular in shape, and consists of less than one acre (based on a visual estimate). The topography of the site is approximately level.

Exterior Observations

Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were identified at the subject property site.

Site Reconnaissance (Continued)

Exterior Observations (Continued)

Stained Soil or Pavement

No areas of notably stained soil or pavement were observed on the subject property.

Stressed Vegetation

No notable areas of stressed vegetation were observed on the subject property.

Solid Waste

Limited areas of solid waste, including plywood, waste tires, and beverage containers, were observed adjacent to the south subject building (YMCA Building). These areas were observed on the north, south, and west sides of the subject building. Limited solid waste, including waste tires and miscellaneous solid waste, was also observed southwest of the gas station building on the north portion of the subject property. In both instances, the waste appears to consist of non-hazardous solid waste, and the presence of this waste is not believed to pose a notable environmental threat to the subject property.

No other notable areas of solid waste were observed on the subject property. Furthermore, no mounds or depressions suggesting trash or other solid waste disposal, or other evidence of on-site solid waste disposal, were observed on the subject property.

Waste Water

No evidence was observed of notable wastewater generation on the subject facility. No evidence of wastewater or other liquid discharge was observed on the subject property site. Furthermore, no evidence was observed of notable runoff from the subject property.

Wells

Several covered groundwater monitoring wells were observed in and near large concrete cutouts on the vacant gas station facility on the north portion of the subject property. The concrete cutouts appear to be associated with the recent removal of USTs and supply piping from the facility. No documentation was found regarding any past sampling activities involving these wells.

No other wells were observed on the subject property.

Septic Systems

The south portion of the subject property was developed with the two single-family residences and associated outbuildings sometime prior to 1896. Additional residences were constructed in this area sometime between 1896 and 1909. The residences and outbuildings were present until at least 1909. The middle portion of the property (i.e. the area between the YMCA Building and the vacant gas station) was developed with several single-family residences sometime prior to 1896. Additional residences were constructed in this area sometime between 1896 and 1909. The residences were present until at least 1909, but were gone by 1925. The past presence of residences on the subject property suggests the possible past use of on-site septic systems. However, this is speculative, and no evidence was observed of septic systems on the subject property. Furthermore, it is likely that the construction of the YMCA Building on the south portion of the subject property would have resulted in the encounter and removal of any septic systems that were formerly associated with the residences on the south portion of the subject property.

No other evidence of septic systems was observed on the subject property.

Site Reconnaissance (Continued)

Interior Observations

Stains or Corrosion

A limited area of dark staining was observed on the floor of a lower-level storage room. Although the source of this staining was not determined, the stained area is located adjacent to two bags of lime and a bag of silica stored in this room. The staining exhibited no notable petroleum or chemical odor.

Substantial amounts of pigeon waste (excrement) were observed within the YMCA Building. The presence of this waste may pose a potential human health concern, due to mold and other respiratory irritants that may be associated with the waste.

Drains and Sumps

Several small floor drains were observed in the YMCA Building, most notably in restrooms and shower areas. No notable staining, odor or other indications of improper waste disposal was observed in or adjacent to these drains. No sumps were observed in the basement of the subject building. It is possible that other floor drains and/or sumps are present within this building, but are obscured by the presence of pigeon waste, building material debris, or other items which obscured many floor areas.

Other Observations

Hazardous Substances in Connection with Identified Uses

Several one-gallon cans of paint and an empty one-quart paint thinner container were observed in the second-floor hallway of the YMCA Building, as well as in an adjacent room on the second floor. In addition, a metal drum which appears to be empty was observed in the swimming pool of the YMCA Building. The drum is unlabeled, and the origin or nature of the drum was not determined. No staining or other evidence was observed of the notable release or improper disposal of materials from these containers.

No other evidence of hazardous materials was observed on the subject property.

Storage Tanks

A gas station was developed on the north portion of the subject property circa 1965. The gas station was operated under various names, including Pacer Oil Company, Vickers Oil Company, and Total Petroleum. The station is currently vacant, and has reportedly been vacant for less than a year. Prior to closing, the station utilized four (4) 10,000-gallon gasoline USTs. MDNR records indicate the USTs were installed in 1985, and that supply piping was replaced in 1997. Documentation acquired from the MDNR indicated these USTs were removed in early 2003 (initiated January 31, 2004 and completed March 20, 2004). The documentation also indicates subsurface contamination was encountered during the removal of the USTs and that approximately 1,347 tons of impacted subsurface material was removed from the site and disposed, as were dispenser pumps and supply piping. Although the EDR database review indicates the facility is not listed as an MDNR Leaking UST (LUST) site, documentation provided by the MDNR indicates that a site characterization work plan, consisting of up to 16 soil borings and installation of up to six groundwater monitoring wells, was received from Total Petroleum Incorporated (TPI) in February 2004. Although groundwater monitoring wells were observed on the subject property during the current site inspection, it is not known if these wells are the aforementioned proposed monitoring wells. According to a representative of the MDNR, the site is listed as a LUST site. According to the MDNR representative, the site was listed as a LUST site in October 2003, and that the affected medium is soil. Remediation has consisted of tank closure and excavation of contaminated soil. No additional information was found regarding on-site contamination associated with this facility.

Site Reconnaissance (Continued)

Other Observations (Continued)

No specific information was found regarding the USTs presumably utilized by the gas station prior to the installation of the above-discussed USTs which were installed in 1985 and removed in 2003. Although it is likely that USTs presumably used by the station prior to 1985 were removed and replaced with the aforementioned USTs, this was not confirmed.

Commercial buildings such as the south subject building (former YMCA Building) sometimes utilized heating oil tanks for the operation of boiler systems. Although no documented evidence was observed which indicated the past presence of USTs or ASTs on the subject property, a short, protruding pipe and a capped floor feature of unknown nature were observed in the east portion of the lower level of the building. The pipe protrudes from the floor near the capped floor feature. Although these features do not appear to be associated with the presence of a UST, the nature of these features was not determined.

No other evidence was observed which indicated the possible presence of USTs or ASTs on the property.

Odors

No strong, pungent, or noxious odors were observed during the course of the inspection.

Pools of Liquid

No pools of liquid or standing water were observed at the subject property site. Furthermore, no pools containing liquids likely to be hazardous substances or petroleum products were observed at the site.

Drums

With the exceptions of the previously mentioned drum observed in the swimming pool of the YMCA Building, no drums were observed on the subject property. No staining or evidence was observed on or in the area of this drum which indicated the improper disposal or accidental release of material from this drum.

Hazardous Substance and Petroleum Products Containers (Not Necessarily in Connection With Identified Uses)

Other than those previously identified, no hazardous substance or petroleum products containers were observed on the subject property.

Unidentified Substance Containers

With the exception of the previously discussed unlabeled drum in the swimming pool of the YMCA Building, no unidentified substance containers were observed on the subject property.

PCBs

Electricity is provided to the subject property via overhead lines by a pod of three pole-mounted transformers located off-site to the southwest of the subject property. The transformers are owned and operated by Kansas City Power & Light (KCP&L), and are labeled as containing no PCBs. No electrical transformers were observed on the subject property. Furthermore, no electrical or hydraulic equipment suspected of containing PCBs was observed on the subject property.

Interviews

Interview with Owner

According to information provided by the Jackson County Assessor's Office, the south portion of the subject property (YMCA Building parcel) is currently owned by Land Clearance for Redevelopment Authority of Kansas City, Missouri. The gas station parcel (commonly addressed as 1800 Paseo) is owned by Lawrence Jaber, trustee. A parcel addressed as 1810 Paseo (apparently part of the vacant lot located between the YMCA Building and the vacant gas station) is owned by Salsha Beecham. Interviews were not conducted with the subject property owners.

Interview with Site Manager

There is no site manager for the subject property, and thus no site manager was interviewed.

Interviews with Occupants

The subject property is currently unoccupied, and thus no occupants of the subject property were interviewed.

Interviews with Local Government Officials

No interviews were conducted with local officials, due to the following factors: City of Kansas City, Missouri offices (including the Fire Marshal's Office) will generally not respond to telephone inquiries regarding environmental incidents or conditions, and most property-specific information (i.e. ownership information, legal description) can be acquired without the need for an interview.

Interviews with Other Persons

Ms. Christine O'Keefe, Project Manager, Voluntary Cleanup Program (VCP), Missouri Department of Natural Resources (MDNR), Kansas City Regional Office, Jefferson City, Missouri

Ms. O'Keefe was interviewed by telephone following the property inspection, regarding VCP sites in the vicinity of the subject property. Information provided by Ms. O'Keefe has been summarized and incorporated into the MDNR Voluntary Cleanup Program Sites section of this report.

Mr. Patrick Peltz, Project Manager, LUST Section, Missouri Department of Natural Resources (MDNR), Kansas City Regional Office, Lee's Summit, Missouri

Mr. Peltz was interviewed by telephone following the property inspection; regarding the subject property's listing as a UST facility, and also its possible listing as a LUST site. Mr. Peltz indicated the Total station that formerly occupied the subject property (1800 Paseo) is listed as an active (unresolved) MDNR LUST site. He indicated the site was listed as a LUST site in October 2003, and that the affected medium is soil. Remediation has consisted of tank closure and excavation of contaminated soil, he indicated. He indicated he had no additional information regarding this facility.

Findings, Opinion and Conclusions

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 as amended of the Former YMCA Building and Gas Station Property located at the Southwest Corner of 18th Street and The Paseo in Kansas City, Missouri, the property. Any exceptions to, or deletions from, this practice are described in the *Deviations* section of this report. This assessment has revealed the following evidence of a recognized environmental condition in connection with the subject property.

A gas station was developed on the north portion of the subject property circa 1965. The gas station was operated under various names, including Pacer Oil Company, Vickers Oil Company, and Total Petroleum. The station is currently vacant, and has reportedly been vacant for less than a year. Prior to closing, the station utilized four (4) 10,000-gallon gasoline USTs. MDNR records indicate the USTs were installed in 1985, and that supply piping was replaced in 1997. Documentation acquired from the MDNR indicated these USTs were removed in early 2003 (initiated January 31, 2004 and completed March 20, 2004). The documentation also indicates subsurface contamination was encountered during the removal of the USTs and that approximately 1,347 tons of impacted subsurface material was removed from the site and disposed, as were dispenser pumps and supply piping. Although the EDR database review indicates the facility is not listed as an MDNR Leaking UST (LUST) site, documentation provided by the MDNR indicates that a site characterization work plan, consisting of up to 16 soil borings and installation of up to six groundwater monitoring wells, was received from Total Petroleum Incorporated (TPI) in February 2004. Although groundwater monitoring wells were observed on the subject property during the current site inspection, it is not known if these wells are the aforementioned proposed monitoring wells. According to a representative of the MDNR, the site is listed as a LUST site. According to the MDNR representative, the site was listed as a LUST site in October 2003, and that the affected medium is soil. Remediation has consisted of tank closure and excavation of contaminated soil. No additional information was found regarding on-site contamination associated with this facility. No specific information was found regarding the USTs presumably utilized by the gas station prior to the installation of the above-discussed USTs which were installed in 1985 and removed in 2003. Although it is likely that USTs presumably used by the station prior to 1985 were removed and replaced with the aforementioned USTs, this was not confirmed.

Commercial buildings such as the south subject building (former YMCA Building) sometimes utilized heating oil tanks for the operation of boiler systems. Although no documented evidence was observed which indicated the past presence of USTs or ASTs on the subject property, a short, protruding pipe and a capped floor feature of unknown nature were observed in the east portion of the lower level of the building. The pipe protrudes from the floor near the capped floor feature. Although these features do not appear to be associated with the presence of a UST, the nature of these features was not determined.

Substantial amounts of pigeon waste (excrement) were observed within the YMCA Building. The presence of this waste may pose a potential human health concern, due to mold and other respiratory irritants that may be associated with the waste.

A limited area of dark staining was observed on the floor of a lower-level storage room. Although the source of this staining was not determined, the stained area is located adjacent to two bags of lime and a bag of silica stored in this room. The staining exhibited no notable petroleum or chemical odor.

Several one-gallon cans of paint and an empty one-quart paint thinner container were observed in the second-floor hallway of the YMCA Building, as well as in an adjacent room on the second floor. In addition, a metal drum which appears to be empty was observed in the swimming pool of the YMCA Building. The drum is unlabeled, and the origin or nature of the drum was not determined. No staining or other evidence was observed of the notable release or improper disposal of materials from these containers.

Findings, Opinion and Conclusions (Continued)

The south portion of the subject property was developed with the two single-family residences and associated outbuildings sometime prior to 1896. Additional residences were constructed in this area sometime between 1896 and 1909. The residences and outbuildings were present until at least 1909. The middle portion of the property (i.e. the area between the YMCA Building and the vacant gas station) was developed with several single-family residences sometime prior to 1896. Additional residences were constructed in this area sometime between 1896 and 1909. The residences were present until at least 1909, but were gone by 1925. The past presence of residences on the subject property suggests the possible past use of on-site septic systems. However, this is speculative, and no evidence was observed of septic systems on the subject property. Furthermore, it is likely that the construction of the YMCA Building on the south portion of the subject property would have resulted in the encounter and removal of any septic systems that were formerly associated with the residences on the south portion of the subject property.

Deviations

This Assessment has been prepared using the "Recommended Table of Contents and Report Format" found in ASTM Practice E 1527 as amended, and contains an executive summary. There have been no deletions or exceptions to the ASTM Scope of Work, except for the following: The interior of the gas station building was not accessed or inspected, and thus KES cannot offer an opinion regarding conditions within this building.

Additional Services

No additional services were performed in connection with the conductance of this assessment.

References

Environmental Data Resources, Inc. (EDR) environmental database report (included in Appendix 5)

Historic aerial photographs (dated 1967, 1970, 1976, 1990, and 1996)

United States Geological Survey Topographical Maps, Kansas City, Missouri-Kansas Quadrangle (dated 1964 and photorevised 1970 and 1975, 1980, and 1991; 1991 map included in Appendix 4)

United States Department of Agriculture's Soil Survey for Jackson County, Missouri (dated September 1984)

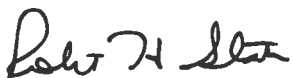
Polk's City Directories (dated 1937 to 2003)

Sanborn-Perris Fire Insurance Maps (dated 1896, 1909, 1951, and 1963)

Tuttle-Ayers City Survey Map (dated 1925)

City of Kansas City, Missouri Building Permit records

Signatures of Environmental Professionals



Robert H. Slater
Environmental Assessment Division Manager



William Busch
Environmental Specialist

Qualifications of Environmental Professionals Participating in Phase I Environmental Site Assessment

Robert H. Slater, ENVIRONMENTAL ASSESSMENT DIVISION MANAGER

Graduate of DeVry Institute of Technology with a Bachelor's of Science Degree in Computer Information Systems. Mr. Slater has worked in the Phase I Environmental Assessment field since 1995, assembling and reviewing over 1,200 Phase I Environmental Assessment Reports. He is responsible for the bidding, scheduling, review and production of all Phase I Environmental Assessment reports, as well as reports produced by Kingston's Compliance Division. He has independently conducted Phase I Environmental Assessments varying from vacant land and multi-family residential structures to commercial properties and convention centers, as well as conducting numerous Federal and State database information reviews. Mr. Slater also obtains and interprets current and historical aerial photographs, United States Geological Survey (USGS) topographic maps, historical Sanborn Fire Insurance Maps and United States Department of Agriculture (USDA) Soil Conservation Service soil surveys. He also conducts extensive property historical reviews and obtains and reviews property chain-of-title. Mr. Slater also assists Phase II and Laboratory personnel in various tasks related to Phase I Environmental Assessments. Prior to joining Kingston, Mr. Slater worked for ten years in the banking industry at various financial institutions in Kansas and Missouri, including familiarity with commercial and personal loans. A majority of these transactions required Phase I Environmental Assessments and knowledge of their use. AHERA Accredited in Inspection for Asbestos Control.

William E. Busch, ENVIRONMENTAL SPECIALIST

Graduate of the University of Kansas with a Bachelor's degree in Environmental Studies with an emphasis on land use. Prior to joining Kingston Environmental Services, Mr. Busch was employed by Pace Laboratories, Inc., where he worked in the wet lab, metals analysis, and industrial hygiene departments. His experience in metals analysis includes use of atomic absorption and inductively coupled plasma (ICP) systems. His experience in industrial hygiene includes knowledge of asbestos fiber count techniques using phase contrast microscopy (PCM), participation in asbestos inspections, ventilation surveys, and various air monitoring operations. AHERA Accredited in Inspection for Asbestos Control.